

- A-1-e. Policy:** Give high priority to the immediate comprehensive updating of the city's Zoning Ordinance to implement the objectives of the general plan. The update shall provide for an expedited administrative procedure for rezonings consistent with adopted plans.
- A-1-f. Policy:** Give high priority to preparation of community plan and/or specific plan documents for the proposed Southeast Growth Area (conceptually shown in Appendix G) and for established urban core communities including the centre city, Central Plan Area and traditional downtown.
- A-1-g. Policy:** Give appropriate priority to the study and specific delineation of intensity corridors and activity centers as conceptually shown on the Urban Form Components Map (Exhibit 6).
- A-1-h. Policy:** Establish an integrated land use and transportation implementation program that utilizes the intensity corridors and activity centers as conceptually shown on the Urban Form Components Map that will be linked by a public transportation system (including pursuit of fixed guideway systems such as a monorail or people mover) with the highest frequency and level of service economically and technologically feasible within the 20-plus year planning horizon of this plan (see Exhibits 6 and 8).

B. REGIONAL COOPERATION ELEMENT

Challenges

The City of Fresno is one of several jurisdictions with planning and land use authority located in the greater Fresno metropolitan area. The city is located in Fresno County which is bounded to the north by Madera County. The City of Clovis is immediately adjacent to Fresno's northeastern boundaries. Other cities which could be affected include Madera to the north and Sanger to the southeast.

Regional cooperation is a complex issue, especially in regions such as the Central San Joaquin Valley where rapid population growth has diminished the role of local control and self-determination. The Fresno metropolitan area is a dynamic, growing urban area and growth issues do not respect jurisdictional boundaries. Major regional issues relevant to the Fresno metropolitan area include land use planning, transportation/circulation, air quality, loss of prime agricultural land, and public services. This Regional Cooperation Element identifies broad objectives and policies for regional coordination.

The City of Fresno will encourage, participate in and promote cooperation in land use planning, transportation, urban services, and environmental issues among all local jurisdictions. It is the city's position, however, that this effort will only succeed if all neighboring governments make the same commitment to regional cooperation.

Direction

Neighboring counties and cities, such as Fresno and Madera Counties and the Cities of Clovis and Sanger, can be adversely impacted by land use and planning decisions made by the City of Fresno. These jurisdictions can also impact Fresno and adjacent jurisdictions through their own land use and planning decisions. Projects of regional significance (see Appendix H) need to be coordinated with appropriate agencies during the planning, approval and implementation stages. This collaborative effort will assist in land use compatibility and public service provision throughout the larger metropolitan area.

There are many agencies involved in regional issues which have land use and planning responsibilities. These include:

1. **Fresno County.** Fresno County provides a wide range of public services to city residents such as medical services, social services, health services, the judicial system, and property tax collection. In addition, the Sheriffs' Department provides law enforcement to unincorporated areas. It is imperative that the county continue to receive sufficient revenues to provide these services to all county residents.

The county's cooperation in land use planning and zoning is critical in establishing adequate spheres of influence and in maintaining the integrity of the city's general plan, particularly in fringe areas. Two primary documents formalize cooperation between the city and county in matters of land use planning and revenue sharing.

Memorandum of Understanding (MOU). The MOU between Fresno County, the City of Fresno, and the City Redevelopment Agency was established in February 1991. The MOU is used as a coordination guide when land is annexed and development occurs within one-half mile of the city limits or in the city's sphere of influence. As land is annexed, property and sales taxes are allotted proportionally between the City of Fresno and Fresno County. A primary goal contained in the MOU is the coordination among jurisdictions on land use matters and policy changes that impact growth or public services in the city's sphere of influence.

Joint Planning Resolution. In 1983, the City of Fresno, the City of Clovis, and Fresno County agreed on a Joint Planning Resolution which became part of the city's 1984 General Plan and is incorporated in the 1991 MOU. The Joint Planning Resolution states the two cities and the county will work cooperatively on issues regarding urban growth and development and encourages regional coordination in general plan updates, establishment of spheres of influence, policy formulation, provision of urban services, and urban unification.

2. **The Fresno Local Agency Formation Commission (LAFCO).** The commission is responsible for review and approval of proposals for annexation, district formation, city incorporation and sphere of influence amendments. LAFCO policies encourage the orderly formation and development of agencies; consistency with spheres of influence; orderly urban development, the preservation of significant open space resources; and the conservation of prime agricultural lands and open space areas.

3. **Madera County.** Madera County has approved several land use plans which will have a direct impact and influence on metropolitan area growth. These include the Madera County General Plan, the Gunner Ranch-West Area Plan and the Rio Mesa Area Plan. These projects represent a direct extension of northerly growth in the Fresno metropolitan area and will affect region-wide transportation, land use, and resource use.

4. **The Council of Fresno County Governments (COFCG).** The major role of the COFCG is to foster intergovernmental coordination, undertake comprehensive regional planning with an emphasis on transportation, provide for citizen involvement in the planning process and provide technical service to its members. The COFCG is responsible for regional transportation planning for the Fresno County area.

5. **Special Districts.** A wide range of special districts provide services to the plan area including utility, school, irrigation, fire protection, and other special use districts.

Fresno Metropolitan Flood Control District (FMFCD). FMFCD provides comprehensive storm water management and related services through a quasi-joint powers relationship among the cities of Fresno and Clovis and Fresno County. District programs include the local storm water drainage system; flood control on small streams; the rural streams program to preserve, restore and maintain stream channels; the storm water quality management program; water conservation which maximizes recharge of the area's surface water; and recreational areas provided on district facilities through coordination with local government agencies.

San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAPCD is the regional agency responsible for the San Joaquin Valley Air Basin which covers the counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare and western Kern. The SJVAPCD prepares and updates the *Air Quality Attainment Plan* which attempts to bring the air basin into compliance with California Ambient Air Quality Standards. The *Air Quality Attainment Plan* is a guide for development based on air quality regulations which identifies policies and programs that should be considered by local government in land use decisions.

The Fresno Irrigation District (FID). FID has a cooperative agreement to deliver water to the City of Fresno and surrounding areas, specifically for groundwater recharge purposes.

School Districts. Seven school districts serve the plan area including Fresno Unified, Clovis Unified, Central Unified, Sanger Unified, Fowler Unified, West Fresno, and Washington Union High School Districts. The city coordinates land use plans with these districts to assist in school site location and cooperates with the districts to ensure that school fees are collected prior to the issuance of building permits. School site location must conform with local land use plans and zoning.

Relationship to General Plan Goals

The Regional Cooperation Element formulates a number of objectives, policies, and implementation actions to strengthen the city's role in regional planning and coordination. It promotes many of the community goals established by the general plan, and has particular relevance to the following:

- Goal 2. Pursue coordinated regional planning with Fresno and Madera Counties and the City of Clovis.
- Goal 4. Promote a partnership among citizens, industry, and government which fosters well-planned and efficiently processed development.
- Goal 6. Coordinate land uses and circulation systems to promote a viable and integrated multi-modal transportation network.
- Goal 11. Protect, preserve, and enhance significant biological, archaeological, and paleontological resources and critical natural resources, including, but not limited to, air, water, agricultural soils, minerals, plants, and wildlife resources.
- Goal 16. Work cooperatively with the local agricultural industry to conserve prime farmland and respect its importance as Fresno County's base economic resource.
- Goal 17. Encourage fiscal and local agency planning policies that will assist in the annexation of unincorporated county islands within the City of Fresno sphere of influence.

B-1. OBJECTIVE: Encourage and promote regional cooperation and coordination on land use and planning issues among local jurisdictions.

B-1-a. Policy: Pursue a coordinated Regional Land Use and Transportation Planning Program with the City of Clovis, Fresno and Madera Counties, and other cities which:

- identifies areas suitable for development.
- directs urban development to incorporated cities.
- proposes programs to meet federal, state and local air quality requirements.
- identifies future regional facilities and services, including transportation corridors, water, and sewerage.
- applies public service impact fees equitably and uniformly throughout the metropolitan region.
- conserves agricultural land and prevents its premature conversion including requirements for an economic assessment, phasing plan, and criteria to prevent leapfrog development.
- opposes the creation of new rural residential lots within the identified sphere of influence of the city.

B-1-b. Policy: Encourage, coordinate, and promote regular joint meetings among decision making bodies, including planning commissions, city councils, and boards of supervisors from affected agencies.

- B-1-c. Policy:** Discourage the premature conversion of producing agricultural lands to urban purposes. Steps to reduce such conversion include phased growth, programmed extension of urban services, and use of Williamson Act contracts where urbanization is not anticipated within the next 10-year period.
- B-1-d. Policy:** Oppose development by neighboring jurisdictions which compromises the integrity and implementation of the 2025 Fresno General Plan.
- B-1-e. Policy:** Continue to support the 1983 Joint Planning Resolution with the City of Clovis and Fresno County. This effort will include updating the existing resolution as necessary.
- B-1-f. Policy:** In cooperation with Fresno County and the City of Clovis, adopt a sphere of influence which includes all territory in which the city has a legitimate interest in future development, especially as related to the proposed expansions of the 2025 Fresno General Plan into the North and Southeast Growth Areas (Exhibit 1).
- B-1-g. Policy:** Support and revise, as necessary, the existing 1991 Memorandum of Understanding (MOU) between the City of Fresno, Fresno County, and the City of Fresno Redevelopment Agency (as amended).
- B-1-h. Policy:** Seek amendment of the MOU to require city review and approval of any county development entitlements (including site plan review, parcel map, and director review and approval applications) proposed within the city's sphere of influence.
- B-1-i. Policy:** Continue to participate in and influence policies of the Local Agency Formation Commission (LAFCO).
- B-1-j. Policy:** Pursue permanent appointment of a voting City of Fresno representative to the Fresno LAFCO governing board.
- B-1-k. Policy:** In cooperation with the Fresno LAFCO, adopt and maintain a sphere of influence consistent with the city's general plan, state annexation laws, and LAFCO policy.
- B-1-l. Policy:** In conjunction with the Counties of Madera and Fresno, the State of California, the federal government, and other interested agencies, support the San Joaquin River Parkway Plan as adopted by the San Joaquin River Conservancy.
- B-2. OBJECTIVE:** Encourage coordination with adjacent jurisdictions in providing public services infrastructure capacities and cooperative economic development.

B-2-a. Policy: Cooperate with Fresno County, Madera County, the City of Clovis and other cities and special districts to:

- optimize resource management (water, air, agricultural land, etc.).
- develop a regional justice system program to meet future needs of the justice system, both adult and juvenile, including the courts, probation, and sheriff.
- develop a regional public health program to meet future needs including community, environmental and mental health services.
- develop a regional program to meet future library, recreational and social service needs.
- develop a multi-jurisdictional impact analysis and financial plan to ensure that significant changes in the level of services provided by one agency does not adversely impact another local agency.

B-2-b. Policy: Cooperate with Fresno County, Madera County, the City of Clovis, other cities and special districts to develop a regional approach to economic development which:

- achieves jobs/housing balance where the number of job opportunities match the availability and cost of housing.
- identifies regional economic development programs designed to create jobs and provide cost-effective incentives to assist business development of regional significance.
- promotes an agricultural-industrial synergy that will enable all agricultural products to be fully prepared and processed locally.

B-2-c. Policy: Eliminate duplication and promote cost-efficiency in the provision of public services by annexation of unincorporated county islands within the City of Fresno Sphere of Influence.

B-3. OBJECTIVE: Support the policies and programs adopted by the special districts within the Fresno metropolitan area which are consistent with the Fresno General Plan goals and objectives.

B-3-a. Policy: Coordinate planning and development project reviews with relevant agencies or special districts to ensure consistency with Fresno General Plan policies and programs.

C. URBAN FORM ELEMENT

Challenges

The proposed 2025 Fresno General Plan continues the goal of its unadopted predecessor, the Fresno 2000 General Plan, to accommodate a population of 725,000 people within the city's existing urban boundary established by the 1983 Joint Planning Resolution and the 1984 Fresno General Plan.